



Town of Moultonborough Planning Board

Notice of Decision

Approval of Amended Site Plan for Camp Tecumseh/Tax Map 212, Lot 1

November 14, 2014

Applicant: **Camp Tecumseh**
 1906 Johnson Road
 Plymouth Meeting, PA 19462
Location: **Moultonborough Neck Road (Tax Map 212 Lot 1)**

On November 14, 2014 the Moultonborough Planning Board opened a public hearing on the application of Camp Tecumseh, 1906 Johnson Road, Plymouth Meeting, PA 19462 (hereinafter referred to as the "Applicant" and/or "Owner") to amend the previously approved Site Plan from January 26, 2011 to allow for construction of a thirty (30) foot by thirty-six (36) foot addition to the existing Infirmary connected by a ramp and relocation of an existing storage building with all other aspects of the original site plan remaining in effect, located in the Residential Agricultural (RA) Zoning District.

The Public Hearing was closed on November 12, 2014. At the Planning Board meeting of November 12, 2014, the Board voted by a vote of six (6) in favor (J. Bartlett, Kumpf, S. Bartlett, Farnham, Quinlan, Charest), none (0) opposed, to **GRANT** the request for an amendment to the previously approved Site Plan subject to the following conditions:

1. Conformance with Plan

Work shall conform to the plans entitled, "Site Plan for Proposed Infirmary Expansion Prepared for Camp Tecumseh, Inc. (Tax Map 202, Lot 1)", 975 Moultonboro Neck Road, Moultonborough, Carroll County, NH, prepared by David M. Dolan Associates, P.C., 60 Whittier Highway, Moultonborough, NH 03226, dated 15 October 2014, revised 11/13/14.

2. Amendments

Any modification to the original approved plans created by David M. Dolan Associates, P.C., titled "Site Plan for Proposed Infirmary Expansion Prepared for Camp Tecumseh, Inc. (Tax Map 202, Lot 1)", prepared by David M. Dolan Associates, P.C., 60 Whittier Highway, Moultonborough, NH 03226, dated 15 October 2014, revised 11/13/14, and any modification of any condition of this approval, together with previous approvals, unless otherwise specified in this decision, must receive the prior approval of the Planning Board, unless deemed insignificant by the Town Planner. In such case, the applicant shall submit to the Planner the requested

changes. The applicant will not proceed unless the Planner first provides written approval of the requested insignificant changes.

3. Endorsement and Recording of Plan

Following the vote of approval by the Planning Board, and the fulfillment of any conditions precedent, the Planning Board Chairman shall sign the approved plan, subject to any subsequent conditions of this approval, which shall be recorded at Moultonborough Town Offices.

4. Conditions of Previous Site Plan Approval Binding

All terms and conditions of the previously approved Site Plan for the construction of the recreational facility, dated October 27, 2011, shall remain in full effect and are hereby incorporated as conditions of approval into this decision.

5. Site Plan Regulations

The Site shall be constructed in accordance with the requirements of the Site Plan Regulations and any other applicable rules and regulations as affected by this decision.

6. Code Enforcement Office

All work shall comply with the requirements of the office of the Moultonborough Code & Health Officer as affected by this decision and approved by same prior to the issuance of the Certificate of Occupancy for the site.

7. Lighting

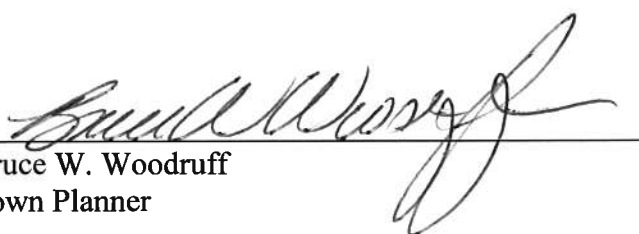
All lighting shall be in conformance with the Town of Moultonborough Zoning Ordinance and Site Plan Regulations.

8. Testimony and Representation at Public Meetings

All testimony and representations made by the applicant or their representatives during the Public Hearing(s) and Public Meeting(s) shall be incorporated into this approval and part of this Notice of Decision.

9. Violations

Violations of any condition of this decision shall result in placement of a Stop-Work Order or a Cease and Desist Order, as appropriate, on the property by the Code & Health Officer or the Town Planner. Outstanding violations of the approved plans or conditions of approval may result in the revocation of this approval by the Planning Board after properly noticed compliance hearing or hearings are held.



Bruce W. Woodruff
Town Planner

Date 11-19-2014